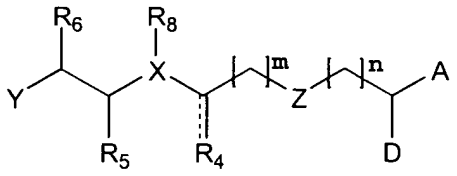
Abstract of the Disclosure

Disclosed are compounds of the formula:



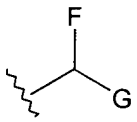
or the pharmaceutically acceptable non-toxic salts thereof wherein:

Z is aryl or heteroaryl;

n and m are 0, 1 or 2;

A is a carboxylic acid or ester; or

A is



where

D, F and G are hydrogen, (un)substituted amino, (un)substituted alkoxy, methylene or an (un)substituted sulfide;

X is N, O, CH_2, S, SO or SO_2;

R_4 is oxo, hydrogen, hydroxy, lower alkyl, lower alkoxy, cycloalkyl, keto, acyl, or sulfonyl;

Y is hydrogen, (un)substituted amino, (un)substituted alkoxy, methylene, an (un)substituted sulfide, (un)substituted sulfonyl or an (un)substituted sulfoxide; and

R_5, R_6 and R_8 are hydrogen, lower alkyl, lower alkoxy, cycloalkyl, keto, acyl, or sulfonyl;

or

R_5 and R_6 together form a ring.

These [N-(substituted)carbamoylaryl- and heteroaryl aminopropanoic and butanoic acid compounds are highly selective agonists for the PPAR-γ receptor or prodrugs of agonists for the PPAR-γ receptor. Thus these compounds are useful in the treatment of Type II diabetes (NIDDM).